



**Stanningley Road, Leeds, LS13 3EF**

**welcome to**

**Stanningley Road, Leeds**

This stylish end-terraced home on Stanningley Road boasts three bedrooms, a modern kitchen, handy downstairs WC, and a private driveway. A generous rear garden completes the package—perfect for relaxing, entertaining, or family living.



## Property Information

This attractive end-terraced property on Stanningley Road offers spacious and modern living, ideal for families or first-time buyers. The home features three well-proportioned bedrooms and a stylish, contemporary kitchen, perfectly suited for everyday cooking and entertaining. A convenient downstairs WC adds practicality, while the private driveway provides off-street parking. To the rear, a generous garden offers a great space for relaxing or outdoor dining, making this home a fantastic blend of comfort and convenience.

## Ground Floor Entrance Hall

The entrance hall offers access to the front garden, living room, and downstairs WC, featuring a side double-glazed window and fitted carpet.

## Downstairs Wc

The downstairs WC includes a WC and wash basin, with a double-glazed window to the front and a radiator for added comfort.

## Living Room

15' 1" x 12' 4" ( 4.60m x 3.76m )

The living room features a double-glazed front window, stairs leading to the first floor, carpet flooring, and access to both the kitchen and entrance hall.

## Kitchen Diner

15' 1" x 8' 3" ( 4.60m x 2.51m )

The modern kitchen diner offers wall and base units with worktops, a storage cupboard, stainless steel sink and drainer, integrated double oven, gas hob, plumbing for a washing machine, a breakfast bar, spotlights, two double-glazed rear windows, a rear door, a radiator, and laminate flooring.

## First Floor Landing

The landing features a storage cupboard, stairs leading to the ground floor, a side double-glazed window, and provides access to all bedrooms and the bathroom.

## Bedroom One

11' 10" x 8' 10" ( 3.61m x 2.69m )

Bedroom One features a double-glazed window to the front, carpet flooring, and a radiator.

## Bedroom Two

8' 11" x 1' ( 2.72m x 0.30m )

Bedroom Two includes a double-glazed rear window, carpet flooring, and a radiator.

## Bedroom Three

6' 10" x 6' 9" ( 2.08m x 2.06m )

Bedroom Three offers a double-glazed front window and carpet flooring.

## Bathroom

6' 8" x 6' 8" ( 2.03m x 2.03m )

The bathroom features a WC, wash basin unit, frosted double-glazed rear window, a bath with shower over and folding glass screen, is fully tiled throughout, and includes a heated towel rail.

## External Front Garden

The front garden includes a driveway with a dropped kerb and a mature shrub for added kerb appeal.

## Rear Garden

The rear garden offers a decking area, two sheds, hedged and fenced borders, a stone patio, an astro-turf section, mature shrubs and trees, and gated access.

## Parking

Parking is provided via a driveway with a dropped kerb.



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## Stanningley Road, Leeds

- 3 BEDROOMS
- DRIVEWAY
- MODERN KITCHEN
- DOWNSTAIRS WC
- REAR GARDEN

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

**£210,000**



Please note the marker reflects the postcode not the actual property

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